

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-41A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Owner 1:	SEQUEIRA ALFREDO & MARIA/TRS			
Owner 2:	41 MAGNOLIA ST REALTY TRUST			
Owner 3:				
Street 1:	97 DARTMOUTH ST			
Street 2:				
Twn/City:	MEDFORD			
St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02155		Type:	

PREVIOUS OWNER

Owner 1:	SEQUEIRA ALFREDO & MARIA -		
Owner 2:	-		
Street 1:	9 HERITAGE WAY		
Twn/City:	BURLINGTON		
St/Prov:	MA	Cntry	
Postal:	01803		

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2397 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 Half Bath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON		Total:	432.000	Spl Credit		Total:	432.000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

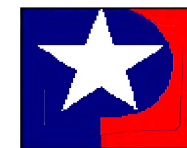
Total Card /

Total Parcel

994.200

994,200

994,200



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	3436
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
1	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	Mail Update	MM	Mary M
8/26/2017	MEAS&NOTICE	HS	Hanne S
1/29/2009	Meas/Inspect	294	PATRIOT
9/22/1999	Meas/Inspect	267	PATRIOT
11/1/1991		PM	Peter M

Sign: _____ VERIFICATION OF VISIT NOT DATA __/__/__

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4000.000	557,500	4,700	432,000	994,200		3436
							GIS Ref
							GIS Ref
Total Card	0.092	557,500	4,700	432,000	994,200	Entered Lot Size	GIS Ref
Total Parcel	0.092	557,500	4,700	432,000	994,200	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		414.73	/Parcel: 414.73	Land Unit Type:	02/06/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	104	FV	557,500	4700	4,000.	432,000	994,200		Year end	12/23/2021	PRINT	
2021	104	FV	532,500	4700	4,000.	432,000	969,200		Year End Roll	12/10/2020		Date
2020	104	FV	532,600	4700	4,000.	432,000	969,300	969,300	Year End Roll	12/18/2019	12/29/21	18:22:31
2019	104	FV	399,800	4700	4,000.	459,000	863,500	863,500	Year End Roll	1/3/2019	LAST REV	
2018	104	FV	399,800	4700	4,000.	334,800	739,300	739,300	Year End Roll	12/20/2017	Date	Time
2017	104	FV	352,900	4400	4,000.	291,600	648,900	648,900	Year End Roll	1/3/2017		
2016	104	FV	352,900	4400	4,000.	248,400	605,700	605,700	Year End	1/4/2016	07/30/18	11:49:11
2015	104	FV	315,200	4400	4,000.	243,000	562,600	562,600	Year End Roll	12/11/2014	mmcmakin	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

